



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position within a select estate on the outskirts of town within walking distance of the two schools.

A Two-Bedroom Terraced House Facing a Silvan Amenity Area with Mains Gas Central Heating, Fitted Kitchen, Carpets and an Enclosed Rear Garden.

**39 ASH CRESCENT
BROMYARD
HR7 4QG**



Comprising

Porch, Hall, Kitchen, Lounge, Landing, Two Bedrooms with Wardrobes, Bathroom, Gardens Front and Rear, Designated Car Parking Space. EPC – C

Offers in the region of £165,000

39 Ash Crescent, BROMYARD HR7 4QG

CANTILEVER PORCH with door to

STOREROOM

Part glazed front door to

HALL with radiator, hat and coat hooks, wall mirror and arch to

KITCHEN (8'10" x 5'7")



Range of base and wall units of cupboards and drawers with light wood fronts, integral cooker, spaces for fridge and washing machine, work surface with tiled splash back, inset 1.5 bowl sink and mixer tap, inset 4-ring gas hob with extractor over. Tile style vinyl floor and window to front with roller blind.

LOUNGE (14'2" x 11'8")



Fitted carpet, radiator, central heating thermostat, cornice and



sliding patio doors to rear garden and wooden curtain pole.

Carpeted stairs from the hall to

LANDING with carpet.

BEDROOM 1 (11'8" x 9'2" max. meas.)



Fitted carpet, radiator, doors on piano hinges to built-in wardrobe of hanging rail and shelf,



window to rear with wooden pole and a pleasant outlook.

BEDROOM 2 (8'4" x 6'9")



Fitted carpet, two wall shelves, radiator, doors to cupboard with radiator and shelves, cupboard with Worcester gas fired boiler.



Window to front with wooden pole and roller blind.

BATHROOM



Suite of panelled bath with tiling, rail and Mira electric shower over. WC and hand basin with tiled splashback and shaving light. Vinyl floor, radiator and extractor.

FRONT GARDEN

This is open plan with paved path from road and a lawn.

REAR GARDEN



This is bounded by lap or board fences for privacy with a gate to a path and the parking area. Paved patio with brick wall to one side, brick retaining wall and steps to lawn with border of shrubs.

SERVICES

mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre, take the A44 Leominster road turning on to the A465 Hereford road. After 400 yards turn left into Ashfield Way. At the T-junction, turn right into Chestnut Way and first left into Ash Crescent. The property is on the right-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003470

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.